



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** SUSU15-00081 Sierra del Puerte Unit 4  
**Application Type:** Major Combination  
**CPC Hearing Date:** March 10, 2016  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** South of Hondo Pass and West of Dyer  
**Acreage:** 16.182 acre  
**Rep District:** 4  
**Existing Use:** Vacant  
**Existing Zoning:** PMD (Planned Mountain Development)  
**Proposed Zoning:** PMD (Planned Mountain Development)  
**Nearest Park:** Sunrise Park (.52 miles)  
**Nearest School:** Park Elementary(.48 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** GCGOHL, LLC  
**Applicant:** GCGOHL, LLC  
**Representative:** Roe Engineering

### **SURROUNDING ZONING AND LAND USE**

**North:** PR-1 (Planned Residential) / Single Family  
**South:** PR-1 (Planned Residential) / Single Family  
**East:** R-4 (Residential) / Single Family  
**West:** PMD (Planned Mountain Development) / Single Family

**PLAN EL PASO DESIGNATION:** O2, Natural

### **APPLICATION DESCRIPTION**

The applicant is proposing to subdivide 16.182 acres for 24 single family lots in the City's northeast mountain development area. The subdivision will have a single point of access via Edgar Park Road. Edgar Park Road is to be improved as part of Sierra del Puerte Unit 2, approved by this body. A total of 8.3 acres of common open space will be dedicated by this plat. The proposed density and open space meets or exceeds the minimum requirements of 20.10.370 for mountain development.

The proposed subdivision lies within the mountain development area, the applicant has provided all required soils, grading drainage and erosion, and vegetation preservation and protection reports in accordance with 19.24.040.

This subdivision was reviewed under current subdivision code and reviewed for its compliance with the Sierra del Puerte Land Study.

The applicant has requested the following exceptions:

1. To allow for a roadway connectivity index of less than 1.4;
2. To allow for a block face in excess of 1000 feet.

### **APPLICATION HISTORY**

This land study was originally submitted in 2013, SULD13-00001 and approved by the City Plan Commission February 12, 2015.

Revisions to the original land study were approved by City Plan Commission October 20, 2015

### **DEVELOPMENT COORDINATING COMMITTEE**

The development coordinating committee recommends approval of the exception requests and approval of Sierra del Puerte Unit 4 on a major combination basis subject to the following conditions and staff comments:

1. The recording of the Sierra del Puerte Unit 4 will be subject to prior recording of Sierra del Puerte Unit 2 to provide vehicular access; and Sierra del Puerte Unit 3 to provide water and sanitary sewer service.
2. The applicant will reconfigure the cul-de-sac at Sunfire Ct to match the requirements of the DSC for mountain development to minimize the impact of grading and paving on mountain areas.

### **Planning Division Recommendation**

Planning recommends **approval** of the request to allow a roadway connectivity index of less than 1.4. Sierra del Puerte Unit 4 is constrained by severe topographical conditions to the west and existing development to the east through which no access can be provided. The city plan commission may approve such an exception in accordance with 19.15.050, provided the subdivision is approved by at least three fourths of all members of the city plan commission.

- A. *The city plan commission may grant exceptions to these requirements only upon a finding that the development is constrained by topographic features, existing development or other impassible features. The grant of the exception requires the affirmative vote of at least three fourths of all members of the city plan commission.*
- I. *The city plan commission may grant exceptions to these requirements in cases where the proposed subdivision is constrained by topographic features, existing development, or other impassable features, as determined by the city manager or designee.*

Planning recommends **approval** of the request to allow for a block length to exceed one thousand feet in accordance with 19.15.080;

- A. Length of a block or street segment. The maximum length of any block or street segment (including a looped street) shall be one thousand six hundred feet along arterial streets, except that where lots are designed under Section 19.15.060 F.4. blocks may not exceed eight hundred feet. Block faces shall not exceed one thousand feet along other streets and the full perimeter of a block shall not exceed two thousand four hundred feet except when

Table 19.15-3 specifies otherwise or where topographic features or parcels of one-half acre or larger would justify an exception from this requirement...

The length of a block or street segment may exceed the maximum length stated in paragraph A. above under the following conditions:

1. Blocks containing retention or detention ponds;
2. Blocks containing parks, and
3. Development where the proposed development abuts the rear of an existing development and no rights of way have been provided.

Planning recommends **approval** of Sierra del Puerte Unit 4 on a resubdivision combination basis subject to the following comment:

3. The applicant will reconfigure the cul-de-sac at Sunfire Ct to match the requirements of the DSC for mountain development to minimize the impact of grading and paving on mountain areas.

#### **Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. A 408 permit should be submitted to the USACE thru EPWU Stormwater Engineering to modify the structure or capacity of the channel.
2. All proposed City monuments shall be illustrated on the final plat.
3. Remove note 8 from general notes since it does not apply anymore.
4. Clarify private open space grading easement. No grading within private open space.
5. Verify dedication statement to include all easement types being dedicated on final plat.
6. The proposed subdivision is located near a high sediment/debris flow source with high flows and velocities. Any run-off from the mountain crossing under Edgar Park Ave. shall be handled through box culverts or with the use of bridges as stated in the Land study. The Engineer should account for sediment volume in all calculations used to size storm water drainage structures to prevent sediment from clogging the proposed crossings. Provide sufficient access for mechanized maintenance equipment and vehicles.
7. The mountain residential street cross-sections show the inverted crown design. This type of design requires the use of a valley gutter at the lowest point; please refer to Detail 3-12 of COEP Design Standards for Construction.
8. Water discharged into the natural arroyos from the end of the streets, drainage easements, or crossing Edgar Park Dr. shall enter a desilting/catch basin prior to entering the arroyos.
9. Label or annotate entity responsible for maintenance of stormwater system crossing Edgar Park Ave. through common open spaces Lots 15, Block 5 and Lot 30, Block 30.

#### **Capital Improvement Program – Parks**

We have reviewed **Sierra Del Puerte Unit Four**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this Subdivision is composed of **24** residential lots and is located within the Planned Mountain Development District (PMD) thus meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

**19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

**F.** All property within a subdivision which is zoned planned mountain development district (PMD) whether for residential or nonresidential uses, as evidenced by the official zoning map;

**Capital Improvement Program – Transportation**

No comments received.

**El Paso Water Utilities**

We have reviewed the subdivision referenced above and provide the following comments:

1. Water and Sanitary sewer main service to Sierra del Puerte Unit 4 is contingent upon the completion and final Acceptance of the water and sanitary sewer main extensions of Sierra Del Puerte Unit 3.
2. An Off-site water main extension to Virgo Lane is required within an easement following the alignment of Edgar Park and graded to future subgrade.

**Water:**

3. An 8-inch diameter water main extension will be needed along Edgar Park to the end of the subdivision. A loop water system extension will be necessary to provide service to Sundrops Ct. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

**Sanitary Sewer:**

4. An extension of an 8-inch diameter sanitary sewer line along Edgar Park and Sundrops Ct. is required to provide service to the subdivision. All costs associated with the extensions of sanitary sewer mains are the responsibility of the Owner/Developer.

**General:**

5. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. EPWU-PSB requires access to water and sanitary sewer facilities and appurtenances within an easement 24 hours a day, seven days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.
6. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check;

and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

**El Paso County 911 District**

The district recommends that the proposed street, Sundrops Ct be changed to something else. There currently exists a street named Sundrop Ct. Thank you.

**Streets and Maintenance Department**

No comments received.

**El Paso Electric Company**

No comments Received.

**Sun Metro**

Sun Metro does not oppose this request.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**Texas Gas Company**

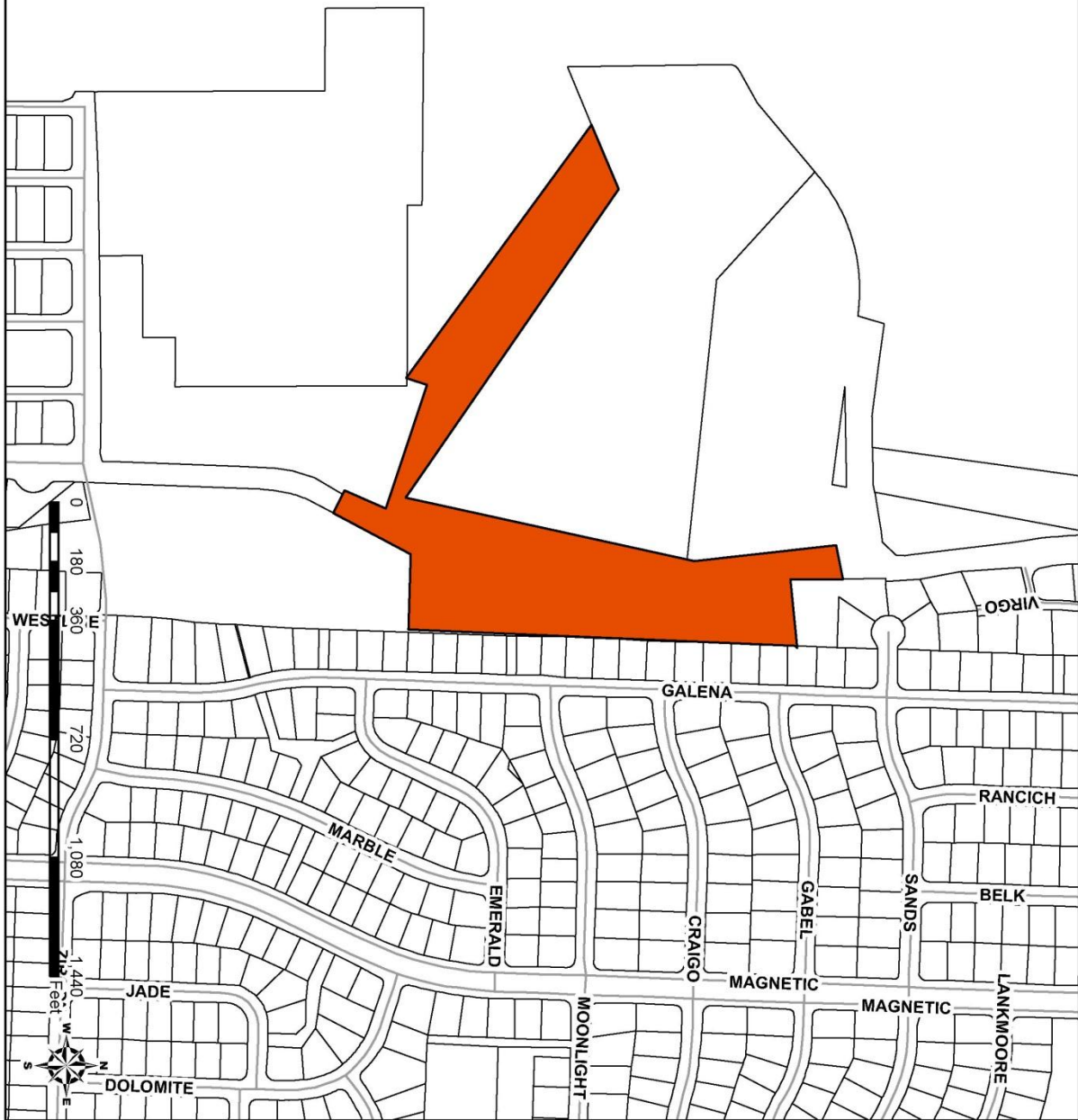
No comments received.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Waiver request

ATTACHMENT 1

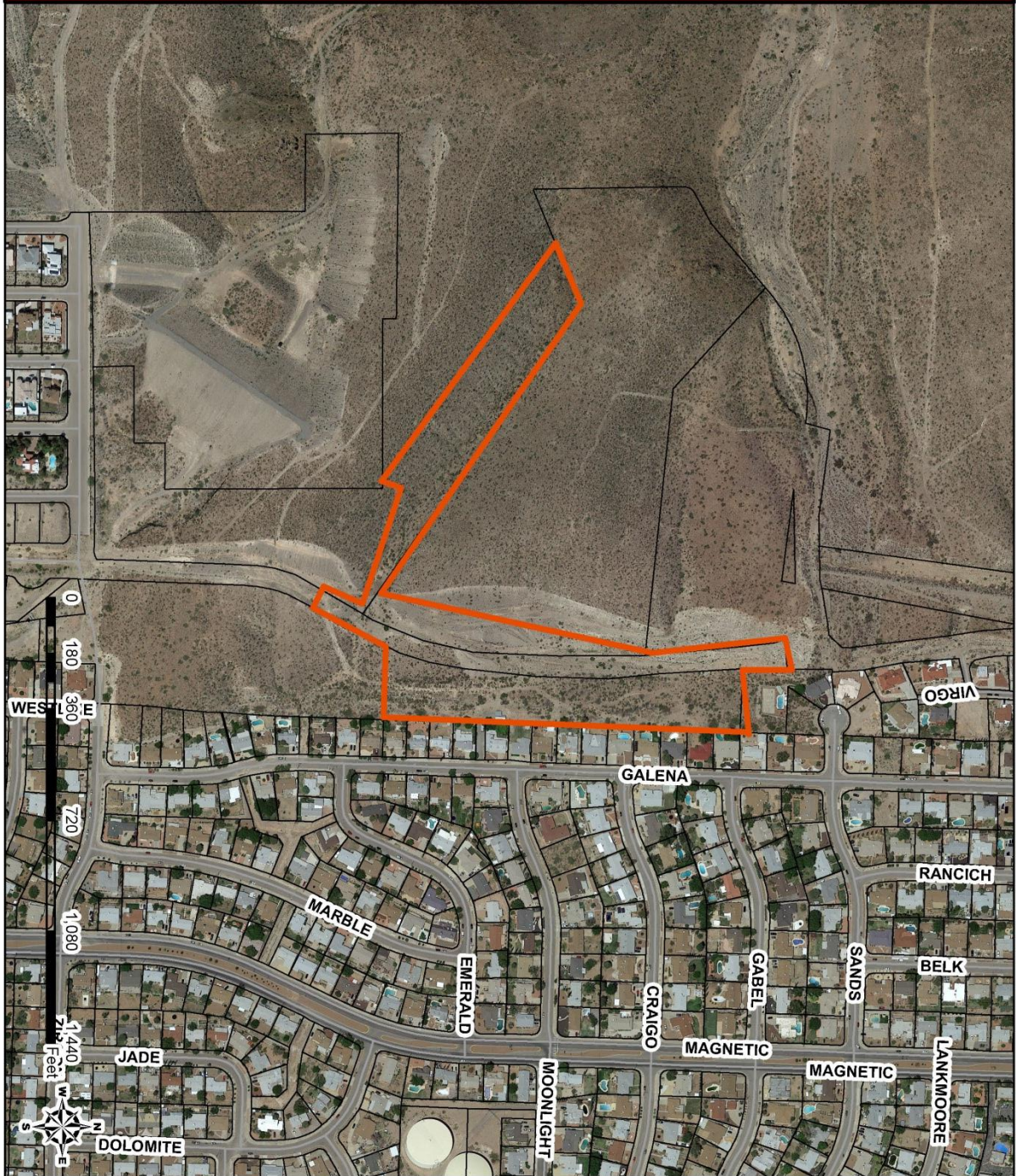
# SIERRA DEL PUERTE UNIT FOUR



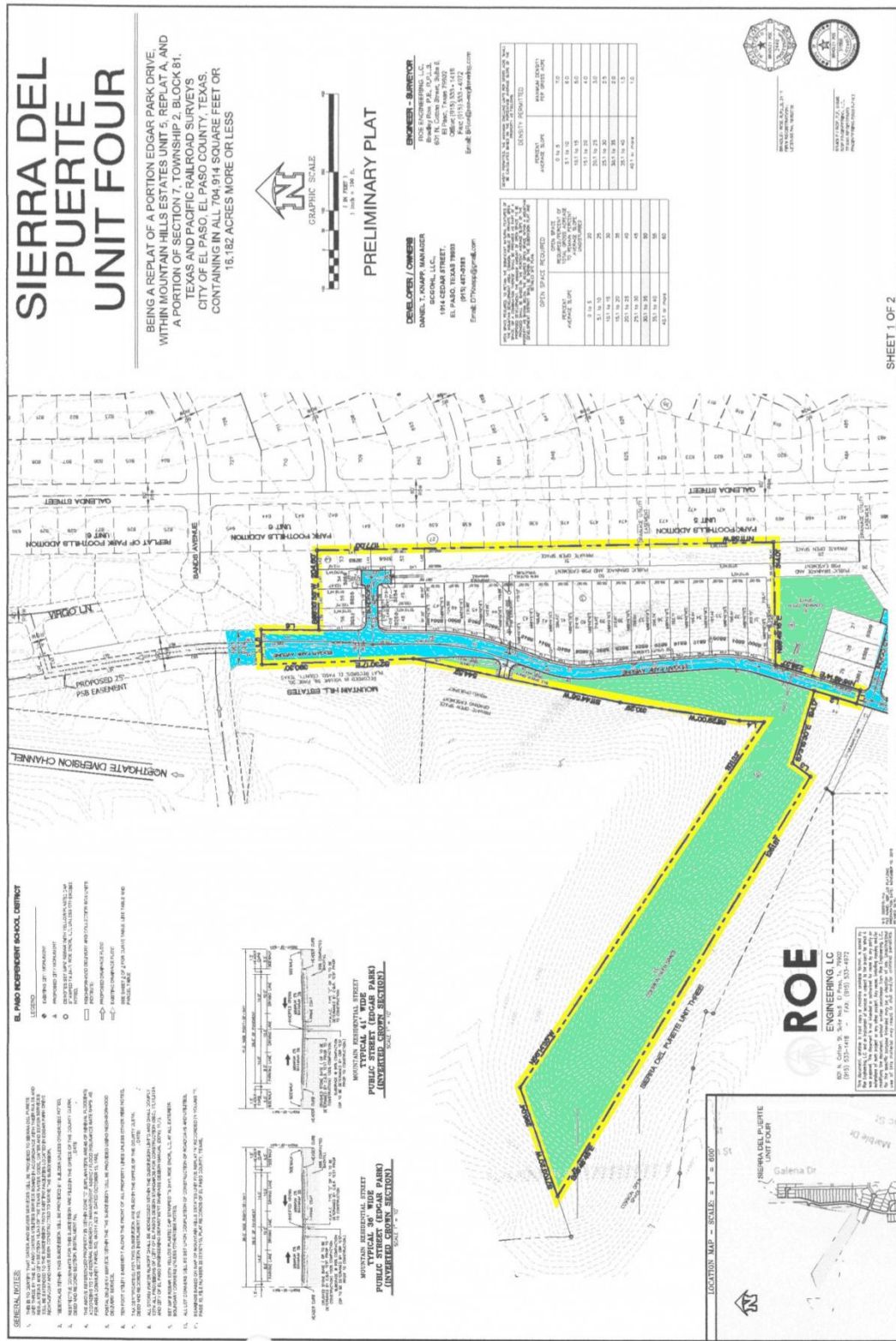


ATTACHMENT 2

# SIERRA DEL PUERTE UNIT FOUR

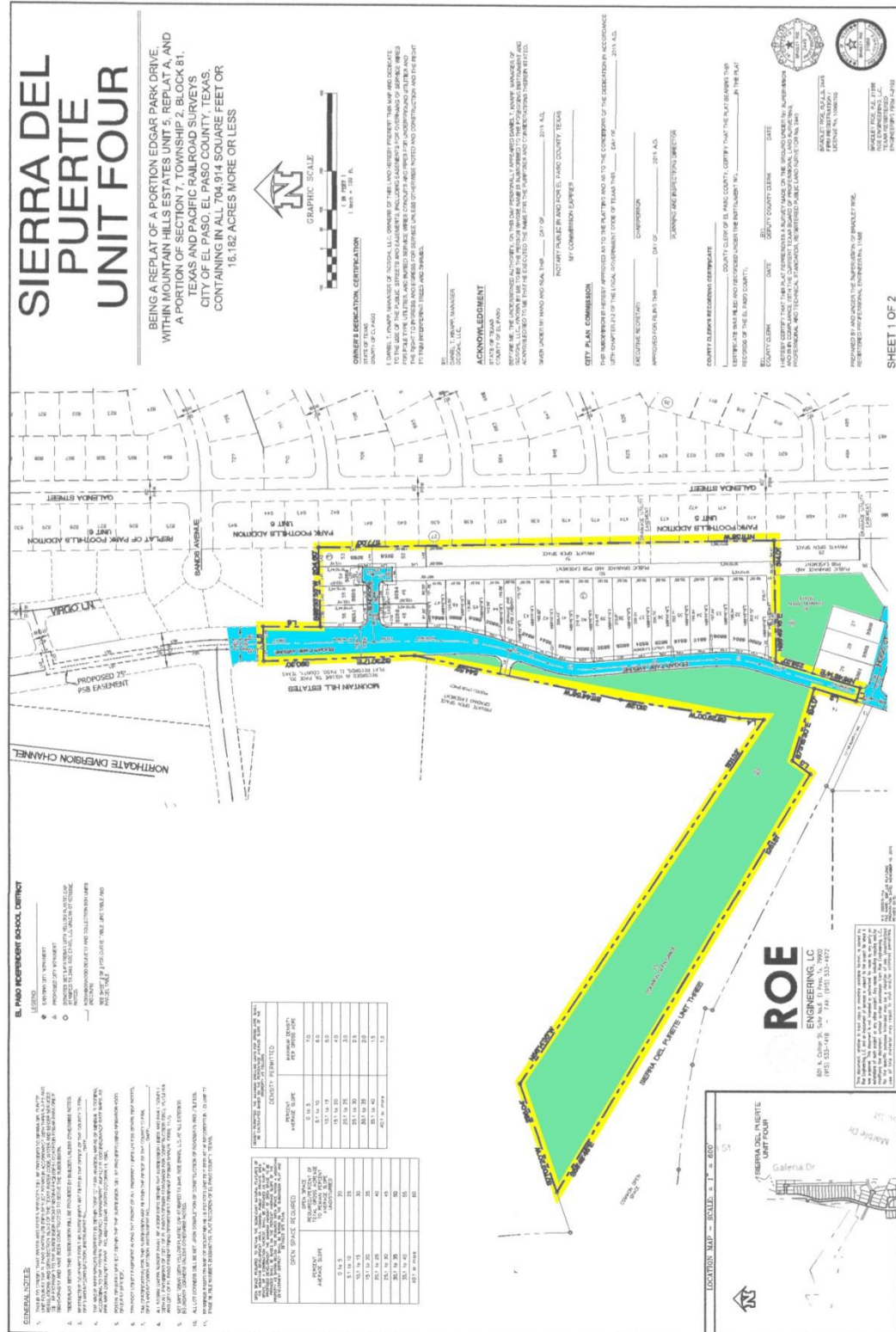








# ATTACHMENT 4



## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: \_\_\_\_\_

FILE NO. SUSU15-00081

SUBDIVISION NAME: SIERRA DEL PUERTE UNIT FOUR

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING A REPLAT OF A PORTION EDGAR PARK DRIVE, WITHIN MOUNTAIN HILLS ESTATES UNIT 5, REPLAT A,  
AND A PORTION OF SECTION 7, TOWNSHIP 2, BLOCK 81, TEXAS AND PACIFIC RAILROAD SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>4.87</u>	<u>24</u>	Office		
Duplex			Street & Alley	<u>2.01</u>	
Apartment			Ponding & Drainage	<u>1.0</u>	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			COS	<u>7.30</u>	
School			POS	<u>1.00</u>	
Commercial			Total No. Sites	<u>24</u>	
Industrial			Total (Gross) Acreage	<u>16.182</u>	
3. What is existing zoning of the above described property? PMD Proposed zoning? PMD
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both x
6. What type of drainage is proposed? (If applicable, list more than one)  
Surface to street to existing drainage structures and a proposed drop inlet.
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No x
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes x No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception Approve Varing Width of  
Right-of-way for Edgar Park Avenue (approved by City on October 20, 2015)
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes x No \_\_\_\_\_  
after compliance with 5 day review
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No x  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights



City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

## ATTACHMENT 6



**ROE**  
ENGINEERING, LC

CIVIL ENGINEERING  
PLANNING  
LAND DEVELOPMENT  
SURVEYING  
WATER  
WASTEWATER

February 23, 2016

City of El Paso  
Planning and Inspections Department  
Planning Division  
City 3, 801 Texas Avenue  
El Paso, TX 79901

Attn: Nelson Ortiz, Senior Planner

Re: Sierra Del Purete Unit Four - Exception

Mr. Ortiz:

We are respectfully requesting exception:

We are respectfully requesting for exception to allow subdivisions with a single point of access that have roadways that exceed three hundred feet, Due to only access Edgar Park. (Section 19.15.050.A). See attached letter.

We are respectfully requesting for exception to allow a roadway network connectivity of less than 1.4, Due to existing development to the East and topographic features to the West. (Section 19.15.050.B). See attached letter.

We are respectfully requesting for exception to allow block face between Indigo Court and Sundrops Court to exceeds 1000 feet, Due to existing development to the East and topographic features to the West. (Section 19.15.080). See attached letter.

We appreciate your assistance. If you have any questions, please do not hesitate to call.

Sincerely,



Hector Porras  
Partner, Planning and Operations Manager

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